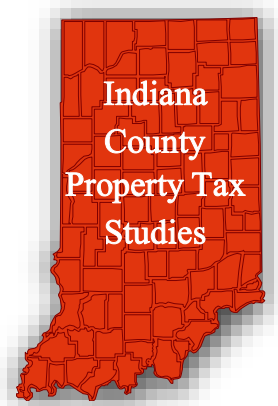


2013 Owen County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Owen County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Owen County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	7.2%	\$14,407,174	\$662,399,312	3.1%
Change		6.1%	-0.5%	
2012	0.1%	\$13,584,691	\$666,038,500	1.5%

Comparable Homestead Property Tax Changes in Owen County

The total tax bill for all taxpayers in Owen County increased by 7.2% in 2013. The main reason was a 6.1% increase in the total property tax levy. In this reassessment year, certified net assessed value fell by 0.5%. The increase in the levy and decrease in certified assessments combined to increase tax rates, and this caused an increase in tax cap credits as a share of the levy, from 1.5% in 2012 to 3.1% in 2013.

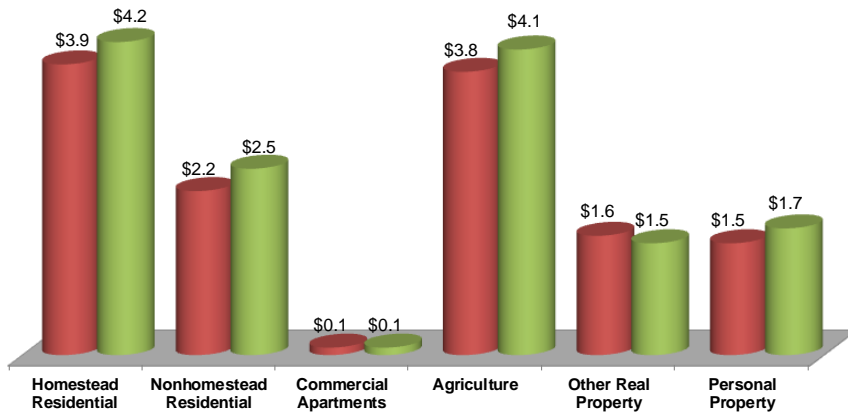
Owen County homeowners experienced a 7.3% increase in property tax bills in 2013. This was due to an increase in property tax rates and a small increase in homestead net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	4,413	72.7%
No Change	162	2.7%
Lower Tax Bill	1,492	24.6%
Average Change in Tax Bill	7.3%	
Detailed Change in Tax Bill		
20% or More	1,432	23.6%
10% to 19%	1,281	21.1%
1% to 9%	1,700	28.0%
-1% to 1%	162	2.7%
-1% to -9%	933	15.4%
-10% to -19%	311	5.1%
-20% or More	248	4.1%
Total	6,067	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$13.1 ■ 2013 - Total \$14.1



In Owen County net property taxes were divided mainly among homestead, agriculture, and business (other real and personal) property owners in 2013. Total net property taxes increased 7.2%, more than the average 2.1% increase statewide. Commercial apartments saw the largest percentage increase, while business real property is the only sector with decreased taxes.

Property tax rates increased in all 15 Owen County tax districts in 2013. The average tax rate rose by 6.6% because of a large levy increase and a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Owen County increased by 6.1%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Owen County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$558,049,915	\$562,709,500	0.8%	\$196,955,612	\$200,030,723	1.6%
Other Residential	122,207,900	130,523,800	6.8%	121,039,138	129,068,327	6.6%
Ag Business/Land	205,452,600	210,496,600	2.5%	199,141,382	204,291,063	2.6%
Business Real/Personal	168,767,175	167,250,809	-0.9%	137,882,714	134,108,981	-2.7%
Total	\$1,054,477,590	\$1,070,980,709	1.6%	\$655,018,846	\$667,499,094	1.9%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Owen County's total billed net assessed value increased by 1.9% in 2013. Increases in other residential, agricultural, and homestead assessments more than offset a decrease in business assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$37,331	\$57,464	\$20,133	53.9%
2%	157,177	378,048	220,871	140.5%
3%	0	0	0	0.0%
Elderly	4,371	9,693	5,322	121.8%
Total	\$198,878	\$445,204	\$246,326	123.9%
% of Levy	1.5%	3.1%		

Total tax cap credits in Owen County were \$445,204, which was 3.1% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Owen County's average tax rate was above the median rate

statewide, while tax cap credits as a share of the levy were below the statewide median. This was because all of the county's district rates were less than \$3 per \$100 assessed value, so no property in the 3% category received credits. Most of the tax cap credits in Owen County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Owen County increased \$246,326 between 2012 and 2013. Credits as a share of the total levy rose to 3.1% in 2013 from 1.5% in 2012.

Owen County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	12,744,957	13,125,291	13,470,713	13,584,691	14,407,174	3.0%	2.6%	0.8%	6.1%
Owen County	2,675,816	2,782,391	2,856,429	2,682,803	2,986,759	4.0%	2.7%	-6.1%	11.3%
Clay Township	35,619	36,350	34,747	32,689	39,717	2.1%	-4.4%	-5.9%	21.5%
Franklin Township	22,825	23,420	22,784	22,703	24,912	2.6%	-2.7%	-0.4%	9.7%
Harrison Township	9,991	10,355	9,506	10,971	11,002	3.6%	-8.2%	15.4%	0.3%
Jackson Township	15,940	15,479	14,757	16,937	16,964	-2.9%	-4.7%	14.8%	0.2%
Jefferson Township	19,785	20,344	19,630	21,462	21,555	2.8%	-3.5%	9.3%	0.4%
Jennings Township	13,420	13,786	13,351	14,434	14,505	2.7%	-3.2%	8.1%	0.5%
Lafayette Township	10,402	10,753	10,470	11,350	11,158	3.4%	-2.6%	8.4%	-1.7%
Marion Township	16,038	16,549	16,561	16,682	17,446	3.2%	0.1%	0.7%	4.6%
Montgomery Township	10,898	10,842	11,127	11,554	11,598	-0.5%	2.6%	3.8%	0.4%
Morgan Township	22,415	22,188	21,065	22,059	22,678	-1.0%	-5.1%	4.7%	2.8%
Taylor Township	13,901	14,330	14,109	0	15,452	3.1%	-1.5%	-100.0%	
Washington Township	20,850	20,115	18,938	20,456	20,965	-3.5%	-5.9%	8.0%	2.5%
Wayne Township	20,512	21,341	20,851	22,576	22,645	4.0%	-2.3%	8.3%	0.3%
Gosport Civil Town	57,251	59,920	61,073	63,301	63,593	4.7%	1.9%	3.6%	0.5%
Spencer Civil Town	819,900	852,543	839,989	675,374	909,219	4.0%	-1.5%	-19.6%	34.6%
Spencer-Owen Community School Corp	6,845,855	7,179,624	7,430,605	8,064,975	8,002,306	4.9%	3.5%	8.5%	-0.8%
Cloverdale Community School Corp	1,431,271	1,312,852	1,373,372	1,193,860	1,435,718	-8.3%	4.6%	-13.1%	20.3%
Spencer-Owen County Public Library	629,164	649,372	631,656	668,036	701,480	3.2%	-2.7%	5.8%	5.0%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0				
Poland Fire Territory (Jackson Township)	53,104	52,737	49,693	12,469	57,502	-0.7%	-5.8%	-74.9%	361.2%

Owen County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
60016	Clay Township	2.0423	--	--	--	--	--	--	2.0423
60017	Franklin Township	2.0388	--	--	--	--	--	--	2.0388
60018	Harrison Township	2.0300	--	--	--	--	--	--	2.0300
60019	Jackson Township	2.1603	--	--	--	--	--	--	2.1603
60020	Jefferson Township	2.0320	--	--	--	--	--	--	2.0320
60021	Jennings Township	2.0410	--	--	--	--	--	--	2.0410
60022	Lafayette Township	2.0159	--	--	--	--	--	--	2.0159
60023	Marion Township	2.0316	--	--	--	--	--	--	2.0316
60024	Montgomery Township	2.0145	--	--	--	--	--	--	2.0145
60025	Morgan Township	2.0467	--	--	--	--	--	--	2.0467
60026	Taylor Township	2.0254	--	--	--	--	--	--	2.0254
60027	Washington Township	2.1163	--	--	--	--	--	--	2.1163
60028	Spencer Town	2.7963	--	--	--	--	--	--	2.7963
60029	Wayne Township	2.0362	--	--	--	--	--	--	2.0362
60030	Gosport Town	2.4331	--	--	--	--	--	--	2.4331

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Owen County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	57,464	378,048	0	9,693	445,204	14,407,174	3.1%
<i>TIF Total</i>	0	0	0	0	0	0	
<i>County Total</i>	57,464	378,048	0	9,693	445,204	14,407,174	3.1%
Owen County	10,779	70,472	0	1,966	83,216	2,986,759	2.8%
Clay Township	123	343	0	35	502	39,717	1.3%
Franklin Township	72	247	0	10	328	24,912	1.3%
Harrison Township	9	112	0	1	121	11,002	1.1%
Jackson Township	7	781	0	16	804	16,964	4.7%
Jefferson Township	27	201	0	4	233	21,555	1.1%
Jennings Township	17	154	0	12	183	14,505	1.3%
Lafayette Township	5	45	0	6	57	11,158	0.5%
Marion Township	5	183	0	14	201	17,446	1.2%
Montgomery Township	6	45	0	5	55	11,598	0.5%
Morgan Township	36	290	0	0	326	22,678	1.4%
Taylor Township	71	90	0	9	169	15,452	1.1%
Washington Township	172	924	0	21	1,117	20,965	5.3%
Wayne Township	14	628	0	5	647	22,645	2.9%
Gosport Civil Town	76	5,539	0	16	5,631	63,593	8.9%
Spencer Civil Town	9,427	56,109	0	848	66,384	909,219	7.3%
Spencer-Owen Community School Corp	31,110	188,861	0	5,097	225,068	8,002,306	2.8%
Cloverdale Community School Corp	2,951	33,826	0	1,115	37,893	1,435,718	2.6%
Spencer-Owen County Public Library	2,532	16,551	0	462	19,544	701,480	2.8%
Clay-Owen-Vigo Solid Waste Mgmt Dist	0	0	0	0	0	0	
Poland Fire Territory (Jackson Township)	25	2,647	0	53	2,725	57,502	4.7%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.